



**Planning Commission  
Minutes of the November 15, 2018 Regular Meeting**

The meeting was called to order by Planning Commission Chairman Troy Wesson at 5:30 p.m.

**ATTENDEES  
PLANNING COMMISSION MEMBERS**

Troy Wesson, CAPZO, Planning Commission Chair	Present
John Seifert, CAPZO, City Council Member	Absent
Cynthia McCollum, CAPZO	Absent
Steve Ryder, CAPZO	Present
Cameron Grounds, CAPZO	Present
Stephen Brooks, CAPZO	Absent
Lewie L. Bates, CAPZO	Present
Michael Potter, CAPZO	Present
Tim Cowles, CAPZO	Present

**PLANNING STAFF PRESENT**

Kevin Bernard, Associate Planner; Johnny Blizzard, Senior Planner; Mary Beth Broeren, Director of Development Services; Gary Chynoweth, City Engineer; Becky Grimes, City Prosecutor.

**REGISTERED PUBLIC ATTENDEES**

Crystal Norman, Richard Norman, Christina Smith, Debra Daniel, Doris Daniel, Jeff Enfinger, Mecca Muzik, Lisa Rising, Daniel Cunningham, Amonia Cunningham, Renae Bartlett, Claudia Uchida, Elisabeth Flaschberger, John Emich, Micheal Sheehy, Terri Johnson, Connie Spears, Amy Gormley, Jackie Whitaker, Kenneth Chatelain, Russ Ormstedt, Dawn England, Scott Wilhide, Mark Ridzelski-McCombs, David Hergenroeder, Ellen, M. Blancarte, Liz Schmelling, Johnathan Barnes, Paula Owens, Bebe Oetjen, Karen Dodds, Jim Hanson, Michelle Fox, Bobby DeNeeffe.

**ACCEPTANCE OF THE AGENDA**

Mr. Blizzard stated that there was no changes to the agenda. The agenda was accepted as presented.

**APPROVAL OF THE MINUTES**

Mr. Ryder moved to approve the minutes of the October 25, 2018 regular meeting. Mr. Bates seconded the motion.

**Final Vote:**

Chairman, Troy Wesson  
Cynthia McCollum

Aye

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Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	-----
Lewie Bates	Aye
Mike Potter	Abstain
City Council Member Seifert	-----
Tim Cowles	Abstain

**Motion Carried**

**PUBLIC COMMENTS**

None.

**PUBLIC HEARINGS**

- 1. Heritage Hills (Zoning Map Amendment (ZTA 2018-012)/ Master Plan Amendment (MPA 2018-001) Zoning Map Amendment from AG (Agriculture District) to RC-2 (Residential Cluster District Number 2) and Master Plan Amendment to the Westside Master Plan PNA (Parks and Natural Area) to MRC (Mixed Use Residential Conservation) for 63.6 acres.**  
**Location:** South Powell Road, East of Segers Road.  
**Property Owner:** Tony Sexton and Sherry Sexton Pruett  
**Applicant:** Tennessee Valley Community, LLC

**Staff Report**

Mr. Johnny Blizzard stated that this is a request to amend the zoning and West Side Master Plan to allow for residential uses on 63.6 acres. Mr. Blizzard explained the concept plan details, which included its compatibility with the surrounding neighborhood, the addition of new access paths for emergency vehicles and the inclusion of a public park for the preservation of the natural tree barriers. Mr. Blizzard also stated that the applicant is proposing a 1.71 unit per acre overall density, however, the density of the residential area is approximately 2.15 units per acre, which is below the R-1A density of 2.42 units per acre. He also stated that the project will preserve mature trees on the site and provide walking paths throughout. Mr. Blizzard stated that staff recommends approval.

**Public Comments**

Mr. Bobby DeNeefe who owns property in the Greenbrier Woods subdivision (east of the proposed development) stated that he is familiar with the project and supports it.

Ms. Christina Smith stated that the condition of both Powell Road and Greenbrier Road is disastrous and the increased vehicular traffic would make the current road capacity worst. She indicated she is not against development but concerned about construction traffic and school impacts.

Mr. Johnathan Barnes stated that he supports the proposed development but wants the existing tree canopy on the northeast end of the development to be preserved. He also stated that he is

concerned about potential drainage issues in his community as a result of grading for the new development as well as traffic safety on the roads.

Mrs. Renae Bartlett (president of the Madison City Board of Education) stated that despite the recommended provisions in the proposed amendment, the Madison City School System will be unable to absorb any new student increases due to unprecedented population growth. Mrs. Bartlett also stated that the path forward to financially offsetting additions to the school system should include development agreements between developers of new subdivisions and the City to bear the cost of subsequent student growth within the school system.

Mr. Mike Sheehy stated that he supports the development plans but he is also concerned that the suggested growth strategy would negatively impact the Madison School System. Mr. Sheehy also stated that he has lived in many countries around the world where population growth outpaced infrastructure improvements and cautioned the Planning Commission to calibrate the city's population growth to ensure adequate infrastructure and resourcing.

Mr. Mark McCombs stated that he does not support the proposed development plans because it eliminates the peaceful view from his backyard.

Ms. Terri Johnson stated that the proposed development is likely to add more than 64 students noted by staff and other reports. Ms. Johnson also asked if the proposed rezoning is being considered due a shortage of the type of homes allowed in this community. Ms. Johnson echoed Ms. Bartlett's comments that develop agreements with current and future developers should be pursued to offset the cost of student population growth in the Madison School System.

Mr. Richard Norman stated that the level of utility services provided in this area is low. Mr. Norman explained that there are frequent power outages as well as very low water pressure and stated that he is concerned that the proposed development may further negatively impact these services.

Mr. Kenneth Chatelain stated that he prefers the peacefulness of the existing green fields abutting his backyard. Mr. Chatelain also stated that the existing road and drainage infrastructure is unable to endure the increased traffic from proposed developments in the area.

Mr. David Hergenroeder stated that he supports developer impact fees to support schools and other infrastructure needs. Mr. Hergenroeder also stated that the City's Master Plan should be a rigid document that is adhered to and not be used as a "rubber baseline."

Mr. Scott Wilhide stated that he is concerned about connection of Mountain Ashe Road to the proposed development and the safety hazard increased traffic would create for children living in the neighborhood.

Ms. Elizabeth Flaschberger stated that nature is part of the quality of life and hopes that the developer retains as much of the natural beauty of the land.

### **Commission Questions and Staff Responses**

Mr. Wesson asked staff and Mr. Enfinger to respond to questions and concerns posed by residents.

Mr. Gary Chynoweth responded to questions and concerns expressed by residents during the Public Comments segment of the meeting. Mr. Chynoweth summarized that:

1. Water service questions and concerns should be addressed to Limestone County Water and Sewer Authority.
2. Vehicular traffic will be on Powell Road until Mountain Ashe Road is connected in the final year/phase of the proposed development.
3. Powell Road and Burgreen Road both have "A" ratings for level of service, despite having only two lanes.
4. There are no specific plans for road upgrades within the next five years.
5. All drainage for this subdivision will be designed to attain MS4 requirements at the preliminary plat stage.

Mrs. Mary Beth Broeren also responded to questions and concerns expressed by residents during the Public Comments segment of the meeting. Mrs. Broeren summarized that the new growth policy, adopted by the City Council, does not include a requirement for development agreements but states that they may be appropriate for certain projects. She noted that the Planning Commission is an advisory board to the City Council and may make recommendations based on the zoning regulations and that development agreements are voluntary contracts that cannot be mandated by the City. She reported that homes from \$450,000 and up are not in high production in the city. She stated that the Planning Department was not aware of the utility challenges residents are facing but will follow-up on the expressed concerns.

Mr. Enfinger responded to Mr. Wesson's question and stated that every tree that can be saved will be protected. Mr. Enfinger also stated that the proposed development is in compliance with the goals and objectives of the City's growth policy.

### **Commission Comments**

Mr. Mike Potter stated that property owners should expect change to occur eventually. He also stated that zero growth may seem like a good solution but it hurts the health of the City. Mr. Potter also stated that only controlled growth will help generate revenue for the Madison School System as commercial development increases.

Mr. Ryder asked how does pricier homes impact/ offset the services provided to each property and is there a market for homes priced from \$450,000 to \$600,000. Mrs. Mary Beth Broeren explained that there is achievable equilibrium between higher-end home prices and the cost to service each home. Mrs. Broeren stated that she believes that this type of home will be positive for the city.

Mr. Enfinger stated that approximately 15 percent of the housing market demand in Madison County is for homes above \$450,000.

Mr. Troy Wesson granted Mr. Mike Sheehy the opportunity to give a brief response to the Commission's comments. Mr. Sheehy stated that the School Board does not have the power to manage growth but the City does and that there are many unknowns pertaining to guarantees from income generating proposals to fund the schools such as the proposed property tax increase.

**Motion #1:**

Mr. Cowles motioned to approve the Master Plan Amendment (MPA 2018-001) for Heritage Hills. Mr. Potter seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	----
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

**Motion Carried**

**Motion #2:**

Mr. Cowles motioned to approve the Zoning Map Amendment (ZMA 2018-012) and forward to the City Council for adoption. Mr. Potter seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	----
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

**Motion Carried**

2. **3 Park Preserve (Zoning Map Amendment (ZTA 2018-013)/ Master Plan Amendment (MPA 2018-002) Zoning Map Amendment to rezone 71.6 acres from AG (Agriculture) to RC-2 (Residential Cluster District Number 2) and an amendment to the West Side Master Plan to change the South Tract from RTA (Rural Transition Area) to MRC (Mixed Residential Conservation) and the North Tract from PNA (Parks & Natural Area) and NMU (Neighborhood Mixed Use) to MRC (Mixed Residential Conservation).**

**Location:** South Powell Road, East of Segers Road.

**Property Owner:** John Paul Atkinson

**Applicant:** Tennessee Valley Community, LLC

#### **Applicant Comments**

Mr. Enfinger stated that this project is similar in size to the Heritage Hills project, with approximately 20 acres of greenspace designed into the project. Mr. Enfinger reviewed the three park-like spaces in the project and how they interconnect the community.

#### **Staff Report**

Mr. Johnny Blizzard stated that this is a request to an overall density of 2.41 units per acre in the South Tract. He stated that the density of just the residential area is 2.46 units per acre, which is just above R-1A density of 2.42 units per acre. He also stated the concept plan's typical lot width is 84 feet wide with a minimum of 12,000 sq. ft. Mr. Blizzard stated that there plans to preserve wooded areas and provide walking paths throughout the project as well as provide a second entrance into Greenbrier Hills. Mr. Blizzard stated that staff recommends approval.

#### **Public Comments**

None

#### **Commission Comments**

Mr. Wesson inquired about the trails shown in the West Side Master Plan along the east property line. Staff responded that the greenway through the spine road serves the same function and would minimize issues with the properties that back to the east property line.

Mr. Cowles asked Mr. Enfinger about the estimated pricing of the homes. Mr. Enfinger stated that these houses would cost approximately \$325,000 to \$475,000.

Mr. Wesson expressed the same concern about a development agreement for the project.

#### **Motion #1:**

Mr. Cowles motioned to approve the Master Plan Amendment (MP 2018-002) for the South Tract from RTA to MRC only, with the North Tract to remain PNA. Mr. Potter seconded the motion.

#### **Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	-----
Steven Ryder	Aye
Cameron Grounds	Aye

Stephen Brooks	-----
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	-----
Tim Cowles	Aye

**Motion Carried**

**Motion #2:**

Mr. Cowles motioned to approve the Zoning Map Amendment (ZMA 2018-013) for the South Tract from AG to RC-2, with the North Tract to remain AG and forward the request to City Council. Mr. Grounds seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	-----
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	-----
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	-----
Tim Cowles	Aye

**Motion Carried**

**Supplemental Motion:**

Mr. Ryder motioned to have the Planning Commission formally forward a recommendation to the City Council and Planning Staff to use development agreements to help with the funding of infrastructure and the school system and all aspects of city development in Limestone County. Mr. Bates seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	-----
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	-----
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	-----
Tim Cowles	Aye

**Motion Carried**

**3. 120 Roy Drive Zoning Map Amendment (ZMA 2018-014)**

**Location:** South Powell Road, East of Segers Road.

**Property Owner/ Applicant:** Russell S. Ormstedt

**Applicant Comments**

Mr. Russell Ormstedt stated that this is a request to change the zoning of a single family residential lot to B2 commercial. Mr. Ormstedt stated that the property is bordered by an office complex, church and commercial lot on the north, south and east, respectively. Mr. Ormstedt stated the home would be used as his office; however, changes would be made to the structure.

**Staff Report**

Mr. Johnny Blizzard stated that this is a request to rezone the 31,363 square foot lot occupied by a 2,186 square foot single-family detached dwelling to commercial zoning. Mr. Blizzard stated that the subject property is compliant with all lot dimensional requirements for the B2 District. Additionally, Mr. Blizzard stated that B2 District standards would apply to minimize the impacts on nearby residential areas. Mr. Blizzard stated that staff recommends approval of the zoning change from R1A to B2.

**Public Comments**

Jim Hanson, a resident on Roy Drive stated that he was not notified of the corner property being rezoned to commercial. He stated that he and his neighbors are opposed to rezoning the property to a commercial lot because it would increase the ingress/ egress hazard on Roy Drive and the frequency of accidents on Slaughter Road due to limited visibility. He noted that there are four vacancies in the commercial center across the street from the subject property and that they don't need another commercial property.

Paula Owens stated that litigation has been pursued to stop commercial development in the past and that she was opposed to the request.

Karen Dodds echoed her opposition. She stated that there was a lot of traffic cutting through their neighborhood and that it is hard to exit onto Slaughter Road. She stated that she thinks the property would be re-developed.

Ellen Blancarte stated that she lives next to the subject property. She indicated that she didn't know about the corner property changing and was opposed to the current request.

Doris Daniel stated that traffic is impossible and is opposed to the request.

Debra Daniel stated that she was opposed to the request, that there are spaces across the street that could be rented, and the intersection of Roy Drive and Slaughter Road is dangerous.

Dan Cunningham stated that he lives adjacent to the property and cited concerns about traffic and lights on at the center across the street late at night due to a gym. He noted accidents at the corner, the lack of notification regarding the corner property being rezoned and that B2 zoning would allow for other commercial uses besides a law office.



**Commission Comments**

Mr. Potter stated that details of the rezoning of the lot on the corner of Roy Drive and Slaughter Road is contained in the minutes of the April 27, 2017 Planning Commission meeting.

Mr. Tim Cowles asked for more details regarding the traffic concerns expressed by residents by Roy Drive.

Mr. Gary Chynoweth stated that the Slaughter Road widening is a planned improvement by the Metropolitan Planning Organization, but it is projected to be addressed near 2040. Mr. Chynoweth also stated that Slaughter Road is currently over capacity, and visibility issues exist at various locations. Mr. Chynoweth stated that he will research solutions to address the visibility issues and noted that despite reports of speeding on Roy Drive, speed surveys conducted earlier this year did not warrant any traffic calming solutions based on the findings.

Mr. Wesson inquired as to how far staff thought commercial zoning might go. Mrs. Mary Beth Broeren responded that staff would not expect it to go beyond the subject property and that staff only supported the subject request because of the commercial center across the street and the zoning change of the adjacent property on the corner.

**Motion #1:**

Mr. Cowles motioned to approve zoning map amendment (ZMA 2018-014) for 120 Roy Dr. and forward to the City Council for adoption. Mr. Bates seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Nay
Cynthia McCollum	-----
Steven Ryder	Nay
Cameron Grounds	Nay
Stephen Brooks	-----
Lewie Bates	Nay
Mike Potter	Nay
City Council Member Seifert	-----
Tim Cowles	Nay

**Motion Denied**

**4. Town Madison , Phase 3 (Certified Plat 2018-015)**

**Certified Plat for 6 Tracts on 165.68 acres**

**Location:** South of Interstate 565, West of Zierdt Road

**Applicant/Property Owner:** Old Town Investments, LLC

**Applicant Comments**

Mr. Mathis Sneed stated that he represents the applicant and is available for questions.

**Staff Report**

Mr. Johnny Blizzard stated that the recording of this plat will allow for properties within Town Madison Subdivision to be conveyed to the different entities interested in development. Mr.

Blizzard stated that the certified plat meets all applicable regulations and staff recommends approval.

**Public Comments**

None

**Commission Comments**

None

**Motion:**

Mr. Potter motioned to approve Town Madison, Phase 3 Certified Plat (CP2018-015). Mr. Bates seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	-----
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	-----
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	-----
Tim Cowles	Aye

**Motion Carried**

**Public Hearing Closed**

5. **Madison Public Works Facility** (Location, Character & Extent 2018-007)  
**Site Plan for the construction of a new public works facility on 15.7 acres**  
**Location:** 240 Palmer Road (South of Palmer Road, West of Sullivan Street)  
**Applicant/ Property Owner:** City of Madison

**Staff Report**

Mr. Johnny Blizzard stated that the proposed site plan is for the construction of a new City of Madison Public Works facility. Mr. Blizzard stated that the new facility will contain administrative offices, a fleet maintenance area, an equipment yard, materials storage area, and 104 off-street parking spaces. Mr. Blizzard explained that the Public Works Department has out grown its current facility on Celtic Drive and the new facility will better accommodate the Department's growth. Mr. Blizzard also stated that the site will be attractively landscaped to be consistent with businesses on the north side of Palmer Road and buffered along the east property line to screen the residential uses. Mr. Blizzard stated that staff recommends approval with contingencies.

**Commission Comments**

None.

**Motion:**

Mr. Ryder motioned to approve Location, Character and Extent (LCE 2018-007) for the Wall Triana Multi-use Path with contingencies.

**Engineering Department**

1. Remove stone and drain pipe from detention pond. Modify size of pond to provide the required volume for MS4. Provide outlet control junction box with orifice for detention pond control instead of wall. Ensure that 18" driveway pipe to the immediate west is not overloaded by proposed site drainage system.
2. Remove extraneous information from sheets that does not match the sheet description. (Auto-turn, erosion control, etc.)

Mr. Cowles seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	-----
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	-----
Lewie Bates	-----
Mike Potter	Aye
City Council Member Seifert	-----
Tim Cowles	Aye

**Motion Carried**

**6. Home Place Park (Location, Character & Extent 2018-008)**

**Site Plan for Improvements to Home Place Park**

**Location:** South of Shorter Street, East of Sullivan Street

**Applicant/ Property Owner:** City of Madison

**Staff Report**

Mr. Johnny Blizzard stated that this is a request for location, character and extent for improvements to Home Place Park. Mr. Blizzard stated that the City is required to make improvements to Home Place Park by July 2020 as part of a Development Agreement for the Sealy project, and he explained that the improvements will allow more residents to enjoy the concerts as well as allow for other events, such as pre-game celebrations and other performances. Mr. Blizzard also stated that the City's Parks and Recreation Department has participated in the design of the site and staff recommends approval.

**Commission Comments**

None.

**Motion:**

Mr. Cowles motioned to approve Location, Character and Extent (LCE 2018-008) for the Home Place Park. Mr. Potter seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	-----
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	-----
Lewie Bates	-----
Mike Potter	Aye
City Council Member Seifert	-----
Tim Cowles	Aye

**Motion Carried**

**7. Short Street Improvements (Location, Character & Extent 2018-010)**

**Improvements Plan for Short Street**

**Location:** South of Martin Street, East of Sullivan Street

**Applicant/ Property Owner:** City of Madison

**Staff Report**

Mr. Johnny Blizzard stated that this is a request for location, character and extent for improvements to Short Street. Mr. Blizzard explained that Short Street reconstruction includes rebuilding the street to widen it to two 11 foot lanes with two foot curb and gutters and a five foot wide concrete sidewalk on the west side, in conjunction with the Sealy Subdivision project. Mr. Blizzard stated that existing utilities will be replaced and overhead utilities will be placed underground, while street signs and lights will match those installed on Martin Street. Mr. Blizzard also stated that improvements to Short Street coupled with other areas will contribute to the revitalization of the downtown and staff recommends approval.

**Commission Comments**

None.

**Motion:**

Mr. Cowles motioned to approve Location, Character and Extent (LCE 2018-0010) for Short Street improvements. Mr. Ryder seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	-----
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	-----

Lewie Bates	-----
Mike Potter	Aye
City Council Member Seifert	-----
Tim Cowles	Aye

**Motion Carried**

8. **Sullivan Street Improvements** (Location, Character & Extent 2018-009)  
**Improvements Plan for Short Street**  
**Location:** South of Main Street, North of Madison Boulevard  
**Applicant/ Property Owner:** City of Madison

**Staff Report**

Mr. Johnny Blizzard stated that this is a request for location, character and extent for improvements to Sullivan Street. Mr. Blizzard explained that the Sullivan Street improvements include widening Sullivan Street, from Spenryn Drive to Kyser Boulevard from three lanes to five 11-foot wide lanes with two foot wide curb and gutters, a 10 foot wide asphalt multi-use path is included on the west side with a five foot wide concrete sidewalk on the east side. Mr. Blizzard also stated that new traffic signals will be installed at West Dublin Drive and Royal Drive intersections and that improvements to Sullivan Street will allow for better circulation with improved access for pedestrians and cyclists.

Mr. Blizzard stated that the City would pursue several other alternatives to the proposed improvements if funding becomes available and that staff recommends approval.

**Commission Comments**

None.

**Motion:**

Mr. Ryder motioned to approve Location, Character and Extent (LCE 2018-009) for Sullivan Street improvements. Mr. Potter seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	-----
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	-----
Lewie Bates	-----
Mike Potter	Aye
City Council Member Seifert	-----
Tim Cowles	Aye

**Motion Carried**

## Subdivision Bonds

### 1. Renewal of Sidewalk Bonds – Greenbrier Hills, Phase 1

Mr. Blizzard reported on the bond request.

#### **Motion:**

Mr. Potter motioned to approve the request. Mr. Ryder seconded the motion.

#### **Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	----
Lewie Bates	----
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

#### **Motion Carried**

### 2. Renewal of Sidewalk Bonds – Greenbrier Hills, Phase 2

Mr. Blizzard reported on the bond request.

#### **Motion:**

Mr. Potter motioned to approve the request. Mr. Ryder seconded the motion.

#### **Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	----
Lewie Bates	----
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

#### **Motion Carried**

## New Business

### 1. Madison Industrial Area Plan - Overview

Mrs. Mary Beth Broeren followed up on the City's Industrial Area Plan, and asked the Planning Commission if they have any questions or concerns with the information received via the link that was sent. There were no questions or concerns expressed.

## ADJOURNMENT

Mr. Wesson adjourned the meeting at 7:38 p.m.

### Minutes Approved



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**Troy Wesson, Chairman**

### ATTEST:



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**Johnny Blizzard, Senior Planner and Recording Secretary**

